

# Closure Plan and Demolition of Hexcel Manufacturing Plant 75 North Mines Road, Livermore



## INTRODUCTION

This fact sheet has been jointly prepared by the City of Livermore, the Livermore-Pleasanton Fire Dept. and the Regional Water Quality Control Board, San Francisco Bay Region (Water Board). The fact sheet describes the April 12, 2007 Closure Plan for the demolition of the Hexcel – Livermore manufacturing plant at 75 North Mines Road. The Closure Plan addresses site closure and demolition activities in compliance with International Fire Code requirements. It also addresses additional environmental investigation and cleanup. Hexcel recently closed this facility and there is interest in redeveloping the property for residential use. The Water Board is holding a 30-day public comment period, from June 8 through July 8, 2007, on the Closure Plan. If you would like to review a full copy of the Closure Plan, it is available electronically at:

<http://www.waterboards.ca.gov/sanfranciscobay/pubnotice.htm>.

### Tell us what you think...

The Water Board will be accepting public comments on the April 12, 2007, Closure Plan. Your input is important to us and to the project's success. The information below tells how you can become involved.

**PUBLIC COMMENT PERIOD – June 8 through July 8, 2007**

## **SITE BACKGROUND**

Coast Manufacturing & Supply Company (CMS) constructed the first manufacturing facility at this site in 1912, where safety fuses, detonation cords, and resin compounds for the mining industry were made. Hexcel Corporation purchased the property in 1968 and removed the explosives manufacturing equipment and has since been manufacturing composite materials (resin impregnated fabrics) for the aerospace industry and other structural applications. In 2004, Hexcel announced plans to decommission the Livermore facility and redevelop the property for residential land use. Most of the operations at this facility were moved to Salt Lake City.

Currently the facility consists of approximately 20 buildings on a 14.8-acre parcel with overall dimensions of about 1,250 by 700 feet. The land immediately to the south and west of the plant is residential. The land to the north and east includes the railroad tracks, residential, industrial and North Mines Road.

## **ENVIRONMENTAL CONDITIONS**

The Hexcel – Livermore Plant has been extensively investigated for environmental contamination through the 1980s and 1990s, under the oversight of both the Water Board and the U.S. Environmental Protection Agency. Pollutants identified at that time included solvents (volatile organic compounds or VOCs) and petroleum hydrocarbons in soil and groundwater. In addition, low levels of dissolved certain metals were detected in groundwater. In response to this pollution, soil removal and groundwater pumping were conducted during the 1980s.

Environmental investigations conducted from 1993 to 1999 showed that soil impacts were of limited extent. The residual concentrations of VOCs and metals in groundwater were also decreasing and were expected to further decrease over time, via natural processes. Extensive soil sampling and groundwater monitoring in 2003 and 2004 demonstrated that most pollutant levels have decreased to levels appropriate for residential use and drinking water. There is, however, a small area of the site that contains antimony in the soil at a concentration which exceeds standards for residential use. This soil has been identified for removal from the site.

## **Closure Plan**

The April 12, 2007, Closure Plan has been reviewed by both the Livermore-Pleasanton Fire Department and the Water Board. The Closure Plan details how the facility will be safely closed, including the removal of hazardous substances, development of a waste management plan to recycle at least 50 percent of the demolition waste, the abatement of lead and asbestos prior to demolition, the demolition and removal of all site structures, environmental sampling, and the excavation and disposal of any soil found to be contaminated. All demolition equipment and material stockpiles will be maintained on the site property. The site buildings will be demolished in phases, beginning in July and finishing by March 2008.

Hexcel has already closed its operations and removed its equipment from the site. Lead paint and asbestos are currently being abated from the buildings. Additional soil sampling has begun to determine if additional cleanup is needed. When buildings are demolished, additional

environmental investigations will be conducted, in areas that were previously inaccessible, due to building and pavement. Any additional soil contamination in excess of residential use levels will be cleaned up as part of the closure and prior to redevelopment. It is anticipated that the primary remedy will be to excavate any contaminated soil and transport off-site for disposal at an approved disposal facility. Depending on the type of contamination, some soil may be treated on-site and re-used.

While the demolition activities are scheduled to begin in July, the Livermore-Pleasanton Fire Department has requested Hexcel allow the use of a few of its buildings for training purposes. These training exercises will include search and rescue, as well as fire suppression practice on some of the wood frame buildings. Additional information on this activity is supplied in the box below.

### **LIVERMORE-PLEASANTON FIRE DEPARTMENT TRAINING**

**The Fire Department will be conducting training at the former Hexcel facility. This will likely begin in June and continue over the next few months. The training will consist of search and rescue operations as well as fire suppression training. Two of the existing wooden buildings on the site will be burned. Once operations have been completed, the burnt buildings must be demolished within a day or two.**

**If you have any comments or concerns, you may contact Eric Carlson, Fire Marshall at: 925-454-2330 or [ecarlson@lpfire.org](mailto:ecarlson@lpfire.org)**

# **CLOSURE AND DEMOLITION OF THE HEXCEL PLANT**

## **SITE WALKING TOUR AND COMMUNITY MEETING**

**Thursday June 14, 2007  
6:00-7:30 p.m.  
at the Hexcel Plant, 75 North Mines Road**

### **PUBLIC COMMENT PERIOD June 8 – July 8, 2007**

Please Join us for a walking tour of the site beginning at 6:00 pm, followed by a community meeting to discuss the Closure and Demolition Plan. Please enter the site via the gate at 75 North mines Road.

The public comment period will extend from June 8 through July 8, 2007. Your comments on the Closure Plan summarized in this fact sheet are invited. All written and verbal comments received by the Water Board will be considered prior finalizing the Closure Plan.

**Written Comments:** Written comments postmarked or e-mailed, no later than July 8, 2007, should be sent to:

Mark Johnson  
RWQCB  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

[mjohnson@waterboards.ca.gov](mailto:mjohnson@waterboards.ca.gov)

**For Further Information:** If you have questions or comments, you may call Mark Johnson at (510) 622-2493.



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